

**CITY OF BROKEN ARROW  
PLANNING COMMISSION MEETING  
MINUTES  
March 13, 2003**

The Planning Commission Agenda for this meeting was posted on March 7, 2003, at 9:30 a.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, March 13, 2003, at 5:01 p.m.

2. Present: Robert Goranson, Chairman  
Renate Caldwell, Vice Chairperson  
Mike Lester, Commission Member  
Kal Desai, Commission Member  
Johnnie Parks, Commission Member

Absent: None

Staff Present: Farhad K. Daroga, City Planner  
Brent Murphy, Ass't City Planner  
Karl Fritschen, Staff Planner  
Joyce Snider, Admin Ass't  
Michael Vanderburg, City Attorney  
Allen Stanton, Chief Building Inspector  
Jeff Westfall, Engineering Dept  
Don Slone, Community Development Coordinator

3. The Commission considered the minutes of the regular Planning Commission meeting held February 27, 2003. **Motion** by Mike Lester to approve the February 27, 2003, minutes as mailed. Motion seconded by Johnnie Parks.

Yes: Parks, Lester, Caldwell, Goranson

No: None

Abstain: Desai

**Motion Approved**

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

**Motion** by Mike Lester to approve the Consent Agenda, as recommended by Staff, Motion seconded by Kal Desai.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

**Motion approved**

- 4A. PT03-101, DN03-104, Aspen Park Baptist Church, conditional final plat, 5.55 acres, R-2, SP 154, 1 lot, one-quarter mile north of Florence (111<sup>th</sup>) Street on the west side of Aspen Avenue, Joe Donelson (Engineer). The applicant was present. This item was approved as recommended by Staff.

- 4B. ST02-136, DN02-172, landscape plan, Walgreen, 2.75 acres, C-2, northwest corner of Washington (91<sup>st</sup>) Street and Olive Avenue, Alaback & Associates (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4C. ST02-151, DN02-220, landscape plan, Atlanta Center, 1.36 acres, C-3 (BAZ 1565) one block east of Elm Place on the north side of Atlanta Street, Scott Honeyman (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4D. ST03-106, DN03-119, site and landscape plan, Expressway Center (in Kenosha Crossing), 1.48 acres, C-5/PUD 92, southeast corner of Lansing Avenue and 9<sup>th</sup> Street (Lynn Lane) south of the Broken Arrow Expressway, Joe Donelson (Applicant). The applicant was present. This item was approved as recommended by Staff.
- 4E. BAL 831, DN03-120, 11.9 acres, R-1, southeast corner of Third Street and Jackson Street, Charles F. Coggins, (Applicant). The applicant was present. This item was approved as recommended by Staff.

#### **END OF CONSENT AGENDA**

- 5. The Commission considered BAZ 1594, 1.9 acres, C-5 to I-1, Lot 2, Block 3, Dobbs Park Addition, west of the intersection of Aspen Avenue and Vancouver Street, Paul and Cindy Steininger (Applicants/Owners). Farhad Daroga presented the background, saying the site was at one time zoned commercial and described the surrounding uses. The applicant, Mrs. Steininger, was present and said she had nothing to add. There were no protestants present.

Johnnie Parks asked if the larger portion of the property had been zoned C-5 and Farhad Daroga said the property to the east showing C-4 zoning was also zoned C-5.

**Motion** by Mike Lester to recommend approval of BAZ 1594. The motion was seconded by Renate Caldwell.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

**Motion approved**

Bob Goranson said BAZ 1594 will be considered by the City Council in their meeting of April 7, 2003.

Mike Lester excused himself and left the room.

- 6. The Commission considered PUD 135A, DN02-218, A-1 and R-2 (BAZ 1580) south of Washington (91<sup>st</sup>) Street, on both the east and west sides of 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> East Avenue) Dave Cocolin/Armory LLC (Buyer/Owner).

Farhad Daroga presented the background, saying this proposal is part of the original Planned Unit Development approved last year. He said the applicant desires to make changes within the PUD standards for Tract 2. He said they are working on the first phase of development, have submitted a preliminary plat, and talked about future phases that will be initiated.

6. continued

Brent Murphy said PUD 135 was approved by the City Council in December 2002. He said the 200 acres had been divided into three tracts; development was limited in Tract A to R-2 regulation and no changes are proposed in that area. He said Area B was approved for developed in accordance with R-5 development regulations, for single family homes, excluding multi-family type housing. It allows "cluster" homes, which are defined as homes having access from private alleyways, with common front yards. He said they could also have townhouses, single-family homes and duplexes. He explained that when the applicant prepared the preliminary plat, it was discovered that the R-5 single-family detached homes requires the side yards to be ten feet each and in the R-2 and R-3 districts, the side yards are required to be 5 feet and ten feet. They would like to reduce the side yard setback for the single-family detached homes to the same as is those in the R-2 and R-3 districts. He said, in addition, the applicant would like to allow access to cluster homes from private or public streets, as well as alleys, rear yards be 20 feet and 20 percent of the lot depth; corner lots are required to have 25 foot front setback along the street frontage and the applicant would like to change this to 15 feet with placement of a limits of no access on one of the street frontages, anything within 200 feet of an arterial street would be required to have a 25 foot setback. Cluster homes having a minimum lot size of 5,400 square feet and lot frontage of 50 feet, access may be by a public or private street. He said this is a change in the concept of the PUD because cluster homes have a front yard setback of 20 feet and side yards of five feet and five feet. He said the preliminary plat will come to the Commission at their next meeting and talked about the type of units being requested in the plat.

Johnnie Parks said if there is no change in the number of units and the side yards are being decreased, what will the net gain in acreage be used for. Brent Murphy said there will be more open space if the number of units does not increase, or there may be larger lots and larger homes.

Dave Cocolin, Paradigm Realty, 4500 South Garnett Road, Suite 600, Tulsa, said they want as much green space as possible and that is why they have asked for this change and they plan for this to be a gated community and to build patio homes, rather than cluster homes.

There were no protestants present. However, there were about six to eight people in the audience to hear this item.

Johnnie Parks asked if Staff sees anything that will cause a problem and Farhad Daroga said he didn't see any problems and that the changes have been requested primarily for market reasons. He explained some of the alternative design issues.

Farhad Daroga said Staff recommends approval of this request with the listed conditions, subject to the property being platted.

**Motion** by Kal Desai to recommend approval of PUD 135A as recommended by Staff. The motion was seconded by Renate Caldwell.

Yes: Parks, Desai, Caldwell, Goranson

No: None

**Motion approved**

Bob Goranson said PUD 135A will be considered by the City Council in their meeting of April 7, 2003.

Mike Lester returned to the meeting.

7. **ITEMS REMOVED FROM CONSENT AGENDA**

None.

- 8A. The Commission held a public hearing regarding proposed Section 21, Article VIII, of Zoning Ordinance (No. 1560) Outdoor Lighting. Farhad Daroga asked if the Commission has received the latest revision to the proposed ordinance and Don Slone said they had. He said the changes have been made in the definitions and the substance of the ordinance is the same.

Mike Lester expressed concern about requiring non-standard pole heights and Don Slone said there is a dual standard, one which limits the design to the setbacks and one which uses the photometric standard. He said no one has had any negative comment regarding these standards.

Mike Lester asked if the light loss factor has been set at 50-foot candles and Don Slone said it had. Mike Lester talked about raising the limit to allow a 25% loss of foot candle power in nine months and 35 or 40 percent in 18 months and asked about raising the limit to a higher standard and averaging it over the life of the bulb. Don Slone said after testing it was found that the 50-foot candle will work best. Discussion followed regarding foot candle issues.

Mike Lester asked about the limit of foot candles in rights-of-way outlined in Section 21.2.3 (Site adjoining public rights-of-way) and said he thought 1.0 foot candles was insufficient for driveways from a safety perspective and asked if that could be changed to 3.0 foot candles. Discussion followed

Don Slone asked if Mike Lester also wanted to look at Section 21.2.1 (Site adjoining another non-residential zoning district) and Mike Lester said yes. Bob Goranson asked for clarification and Mike Lester said Section 21.2.1 would also change to 3.0 foot candles. Farhad Daroga asked for and received verification that the foot candle reduction in intensity addressed in Sections 21.2.1 and 21.2.3 are both to be designated as 3.0 foot candles. There were no protestants present.

**Motion** by Mike Lester to recommend approval of a draft ordinance of proposed Section 21, Article VIII, of Zoning Ordinance (No. 1560) Outdoor Lighting, with the revision of Sections 21.2.1 and 21.2.3 both to be designated as 3.0 maximum foot candles. The motion was seconded by Johnnie Parks.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

**Motion approved**

Bob Goranson said proposed draft ordinance related to Outdoor Lighting will be considered by the City Council in their meeting of April 7, 2003.

- 8B. The Commission held a public hearing regarding a proposed amendment to Sections 1.5, 2.6, 3.6, 3A.5 and 4.5, Article VI of Zoning Ordinance (No. 1560) amending standards for building heights in RE, R-1, R-1S and R-2 zoning districts, exempting religious symbols. Don Slone said there have been no changes to the draft ordinance since the Commission last reviewed it. There were no protestants present.

8B. continued

**Motion** by Mike Lester to recommend approval of a proposed ordinance amending Sections 1.5, 2.6, 3.6, 3A.5 and 4.5, Article VI of Zoning Ordinance (No. 1560) amending standards for building heights in RE, R-1, R-1S and R-2 zoning districts, exempting religious symbols. The motion was seconded by Renate Caldwell.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

**Motion approved**

Bob Goranson said proposed draft ordinance related to exemption of religious symbols will be considered by the City Council in their meeting of April 7, 2003.

- 9A. The Commission considered a change to the Broken Arrow Planning Commission Bylaws to include a time limitation for speakers during Planning Commission meetings and agreed that informally the Commission may impose a time limit on speakers on occasion of hearings regarding controversial items when a number of interested people wish to address the Commission. No formal action was taken.

The Commission briefly discussed the proposed change in the order of the agenda which will be voted on in their next meeting. No action was taken.

10. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF**  
**(NO ACTION)**

None.

- 11 **Motion** by Kal Desai at 5:39 p.m. to adjourn. The motion was seconded by Mike Lester.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

**Motion approved**